

Asheville Region Housing Needs Assessment 2014



BOWEN NATIONAL RESEARCH

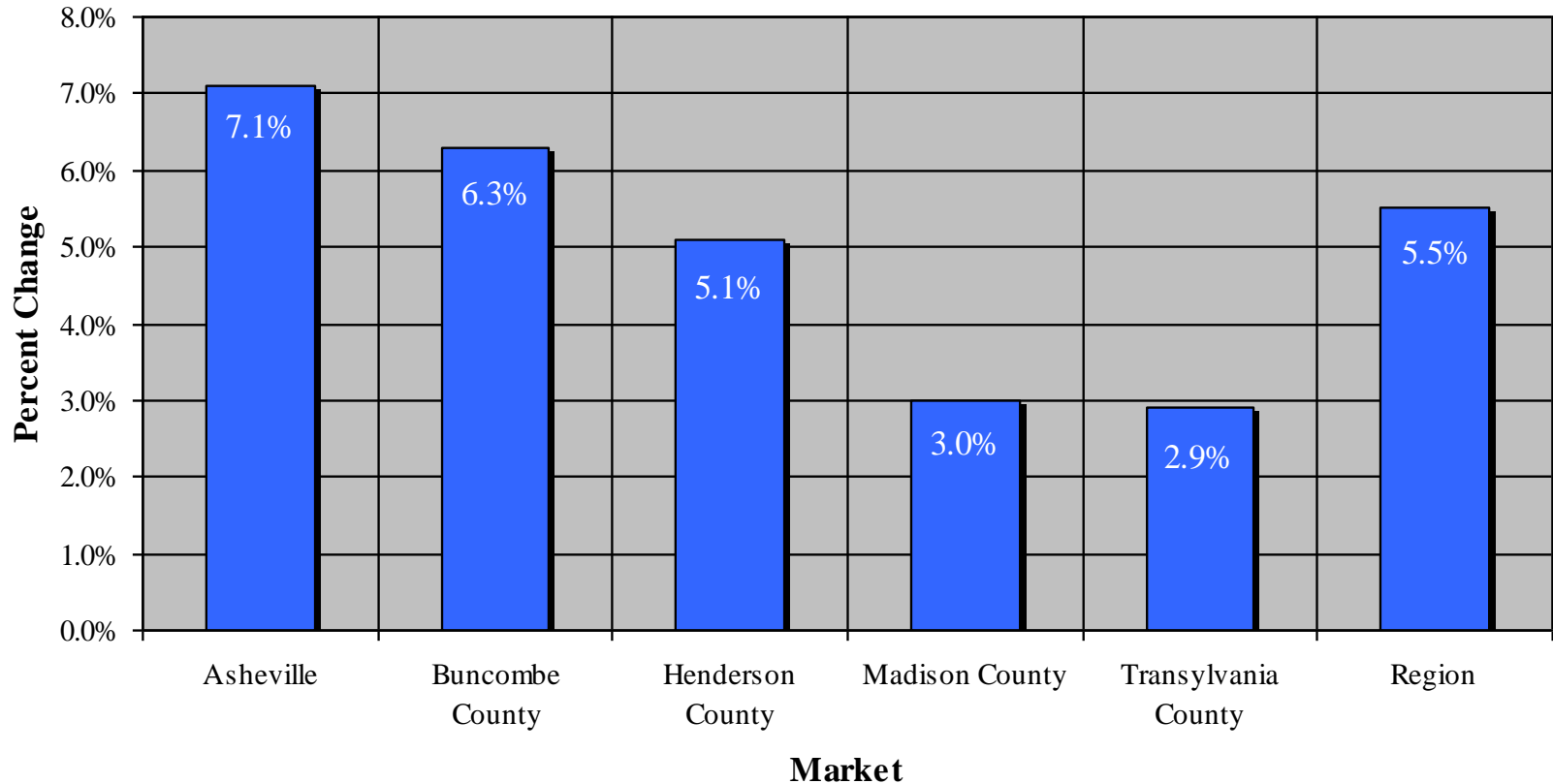
Primary Work Elements

- Analyzed more than **100** demographic & economic metrics
- Conducted ~**40** community stakeholder interviews/surveys
- Surveyed nearly **170** multifamily *rental* properties (14,000+ units)
- Surveyed over **100** non-conventional rentals
- Evaluated **171** mobile home parks
- Analyzed *for-sale* data on **25,999** units (3,669 listed/22,330 sold)
- Surveyed **58** Senior Care Facilities (Adult Care, Nursing Home, & Multi-Unit Assisted)
- Completed a housing needs/gap analysis by tenure & affordability (up to 120% AMHI)
- Made more than **200** contacts with individuals & organizations
- Over **200** housing properties were visited and rated

Analysis Conducted on a Four-County Region Basis with Individual City/County Comparisons



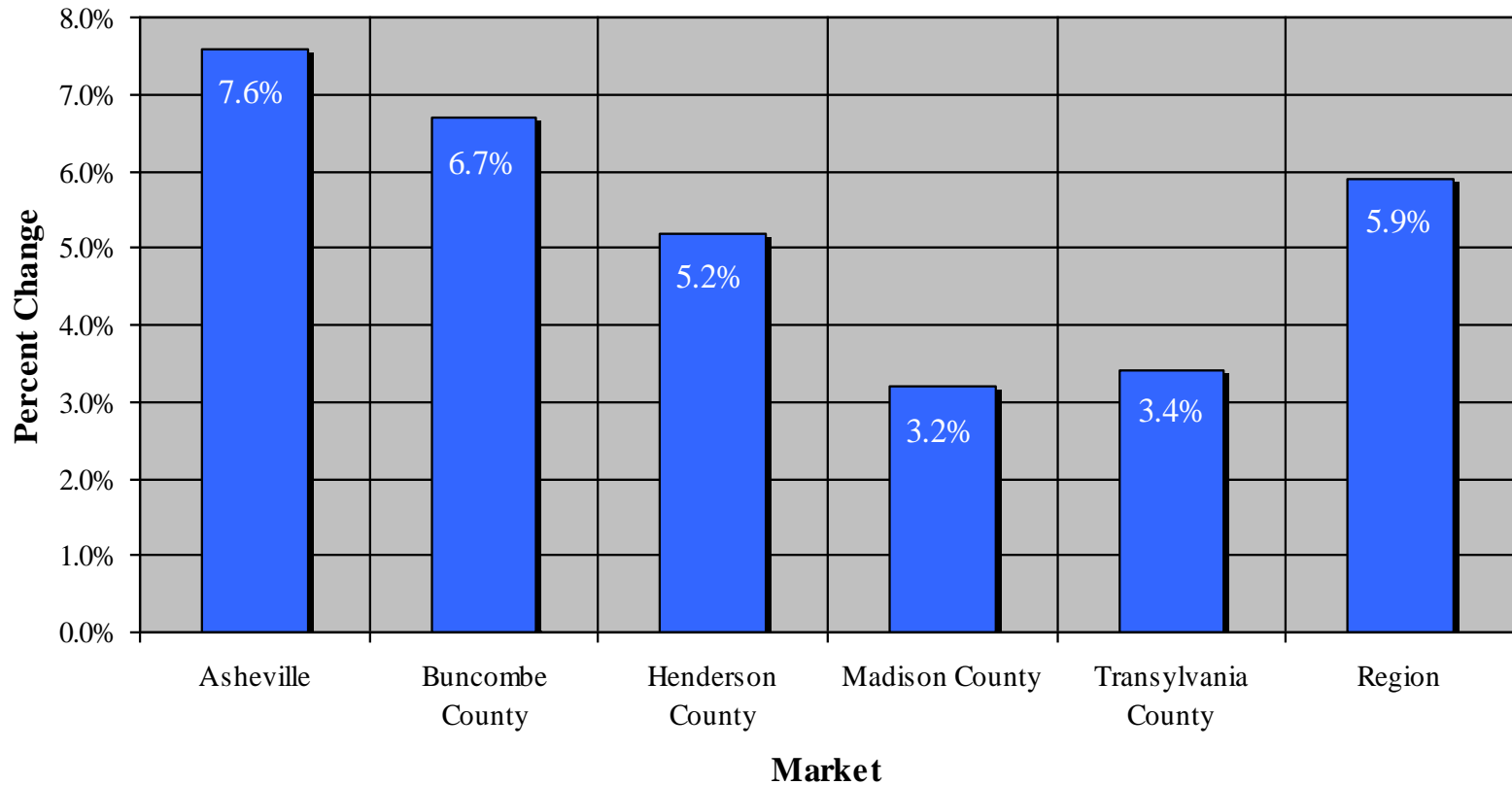
Region Population Change (2015-2020)



Regional Population Growth: 23,384 5.5%

Asheville Population Growth: 6,374 7.1%

Region Household Trends (2015-2020)



Regional Household Growth: 10,506 5.9%

Asheville Household Growth: 3,086 7.6%

	Renter Households	Owner Households
2015	58,185	121,336
2020	62,009	128,018
Change	3,824	6,682
% Change	6.6%	5.5%
US % Change	4.4%	3.5%

Share of homeowners will remain near **67%** in 2015 and 2020, above the U.S. average (63%).

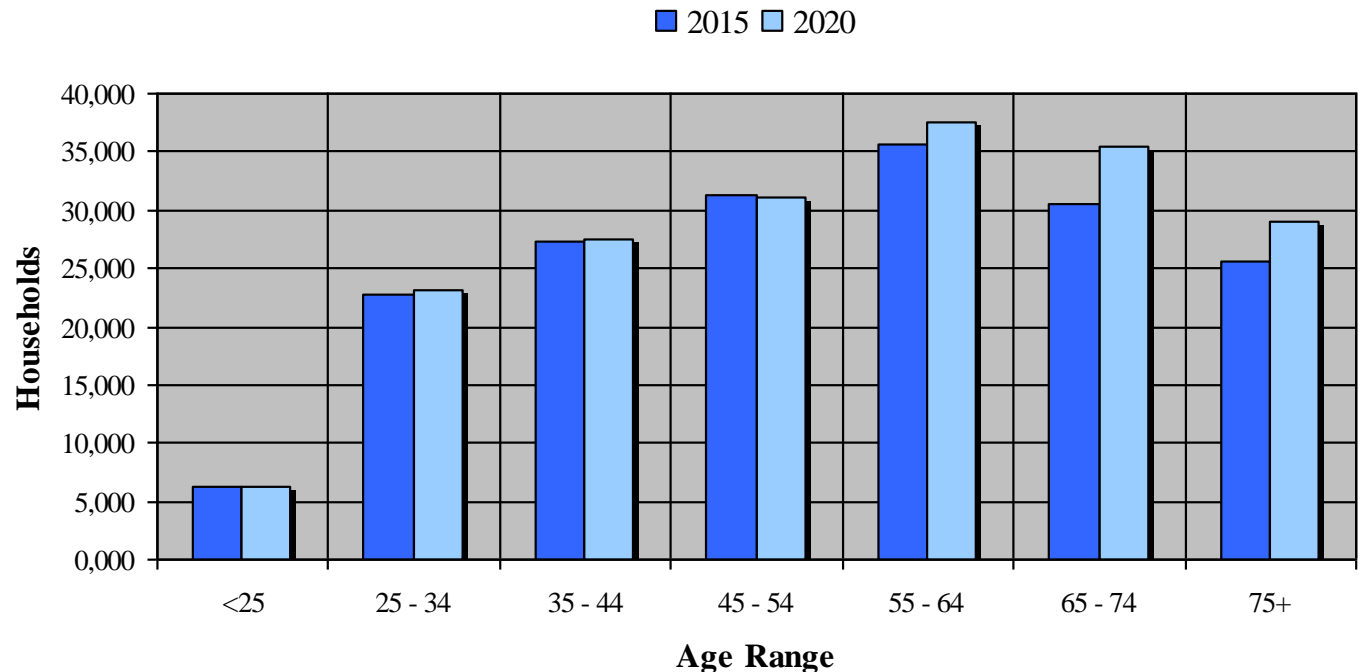
Renter share highest in Asheville (50.7%).

Between 2015-2020, greatest increase in the number of household will be among ages **65-74** (4,996, 16.4%) and **75+** (3,386, 13.2%).

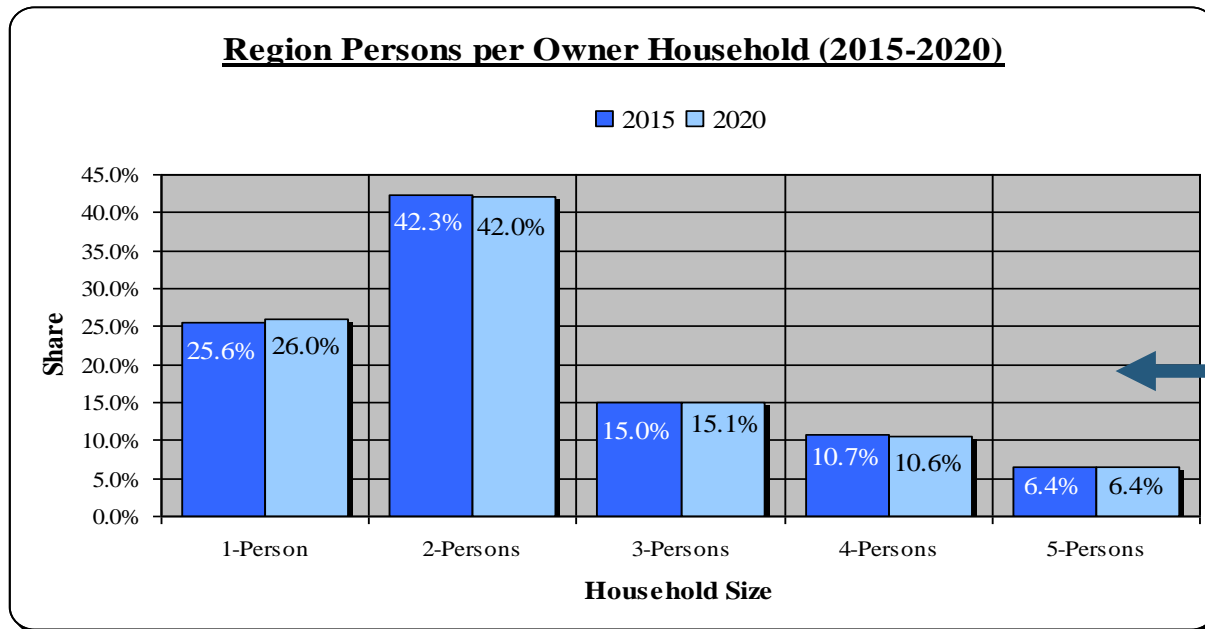
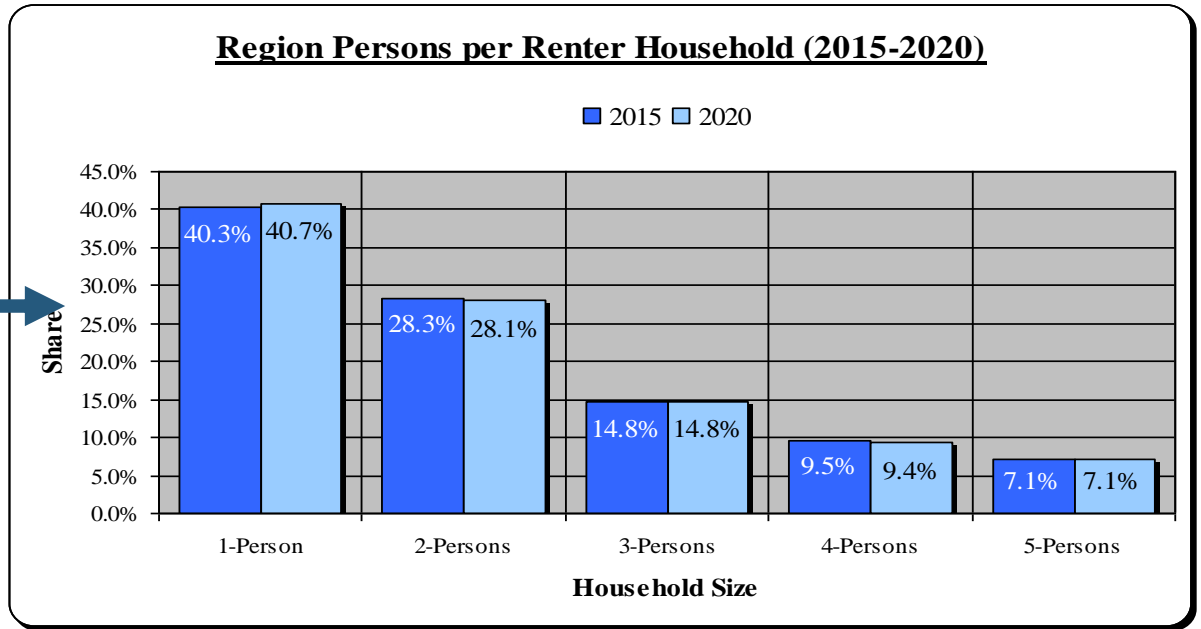
In Asheville, there will be **1,104** new households aged 65-74, an increase of **20.4%**

Households are aging in place, moving from one age segment to another.

Region Households by Age (2015-2020)



- One-persons households comprise largest share (40%+) of renter HHs
- One-person HHs will increase by 1,797 b/w 2015-2020



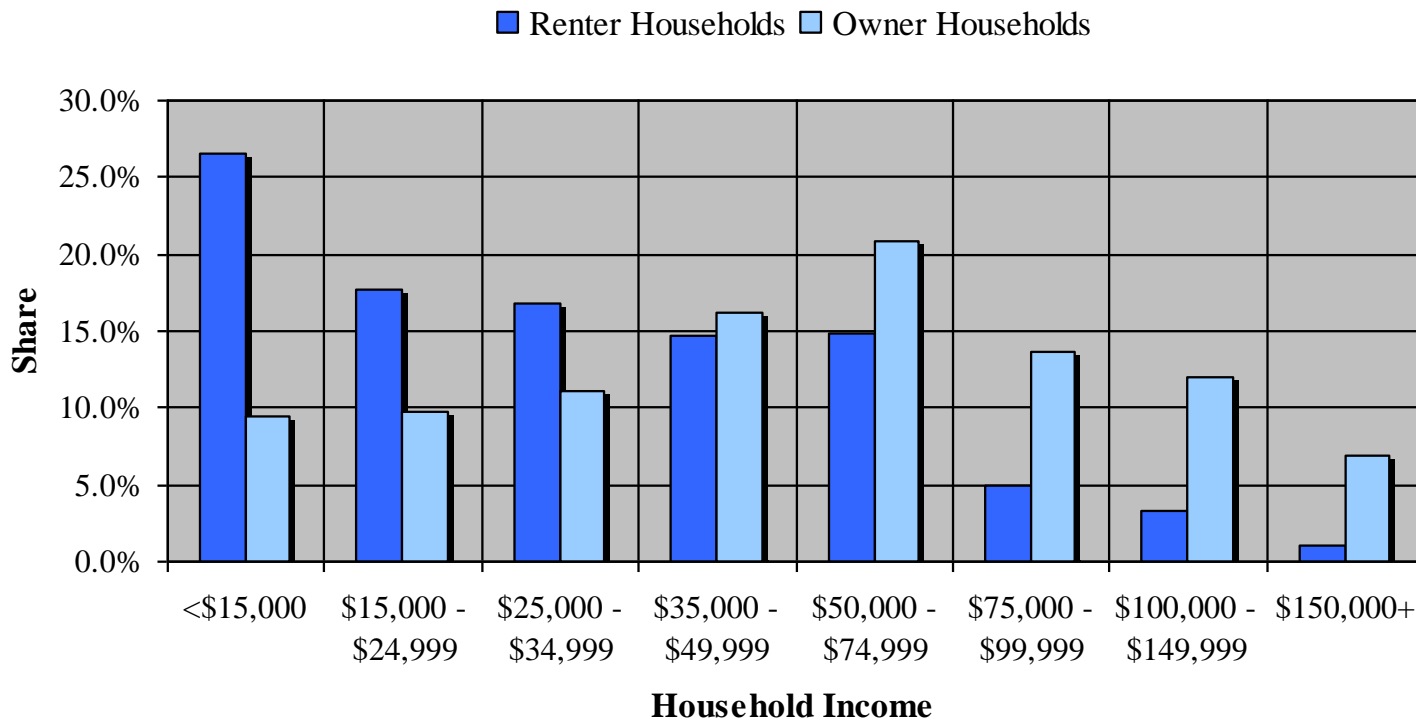
Two-person HHs will comprise largest share of owner HHs

One-person HHs will increase by 2,400 (4.6%) b/w 2015-2020

With the exception of households under the age of 25, Asheville is projected to add a notable number of households among all age segments from 2015 to 2020.

This broad growth will add to a diverse need of product over the next few years.

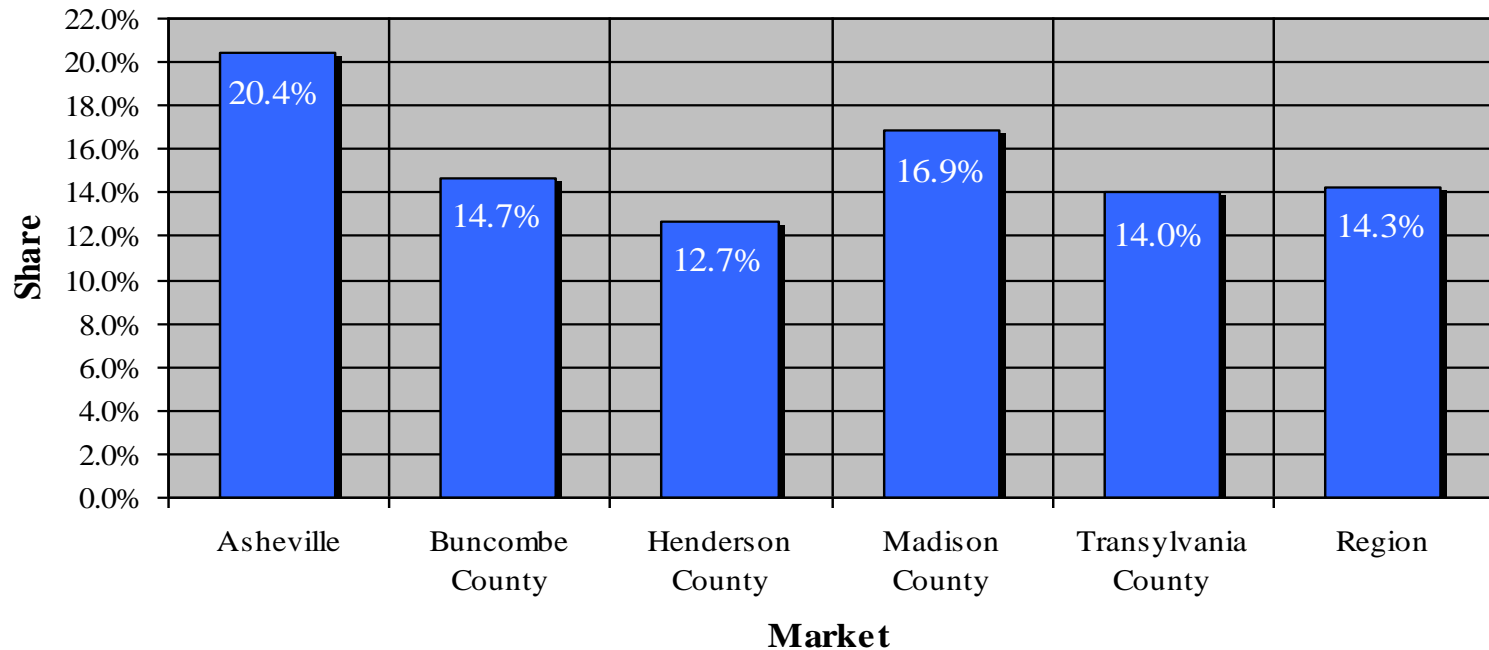
Region Household Income by Tenure (2015)



Largest share (26.4%) of renter HHs make **below \$15k**

Largest share (20.9%) of owner HHs make **b/w \$50k-\$75k**

Region Population w/ Income Below Poverty Level

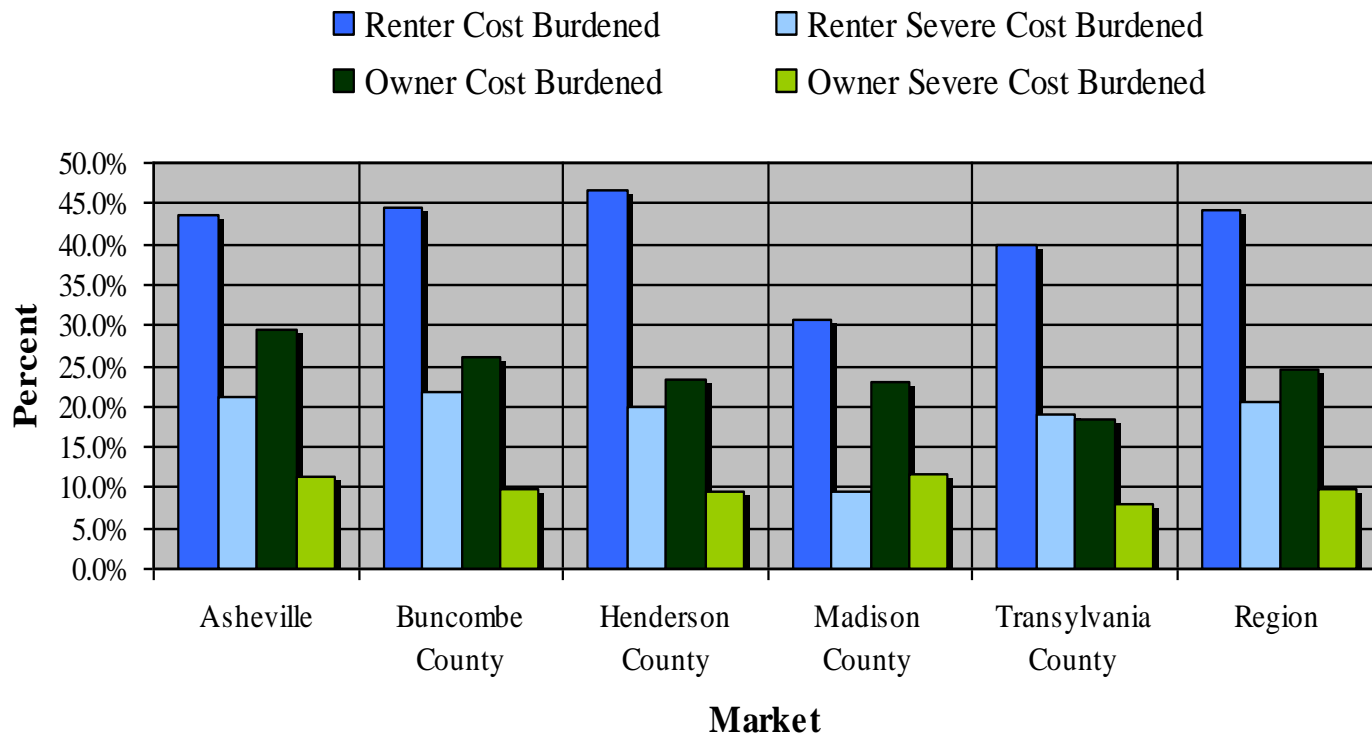


Poverty Facts:

- 14.3% of the state, 56,739 people
- 17,106 or 1 in 5 children (< age 18)
- 6,304 or 1 in 10 seniors (age 65+)

Buncombe	14.7%
Asheville	20.4%

Region Cost Burdened Households by Tenure



Less than State average:

- Renters, 53.1%
- Homeowners, 33.9%

Distribution of Occupied Units by Structure and Tenure-Region				
Structure Type	Owner		Renter	
	Number	Share	Number	Share
1 Unit	95,243	82.4%	21,206	40.2%
Two Units	532	0.6%	3,352	6.3%
Three to Four Units	859	0.7%	4,406	8.3%
Five or More Units	1,370	1.2%	13,269	25.1%
Mobile Homes	17,429	15.1%	10,477	19.8%
Boat, RV, Van, Etc.	49	0.0%	80	0.2%
Total	115,482	100.0%	52,790	100.0%

- Most (~82%) of owner-occupied units are 1-unit structures, while renter-occupied is ~40% comprised of < three units and ~40% with three+ units.
- Mobile homes represent 16.5% of the occupied supply (nearly 2/3 owner occup.)

Surveyed Multifamily Rental Housing - Region

Project Type	Projects Surveyed	Total Units	Vacant Units	Occupancy Rate
Market-rate	91	9,295	137	98.5%
Market-rate/Tax Credit	1	160	0	100.0%
Market-rate/Government-Sub.	1	123	0	100.0%
Tax Credit	25	1,032	0	100.0%
Tax Credit/Government-Sub.	7	372	0	100.0%
Government-Subsidized	42	3,216	0	100.0%
Total	167	14,198	137	99.0%

Surveyed Multifamily Rental Housing Supply by Area

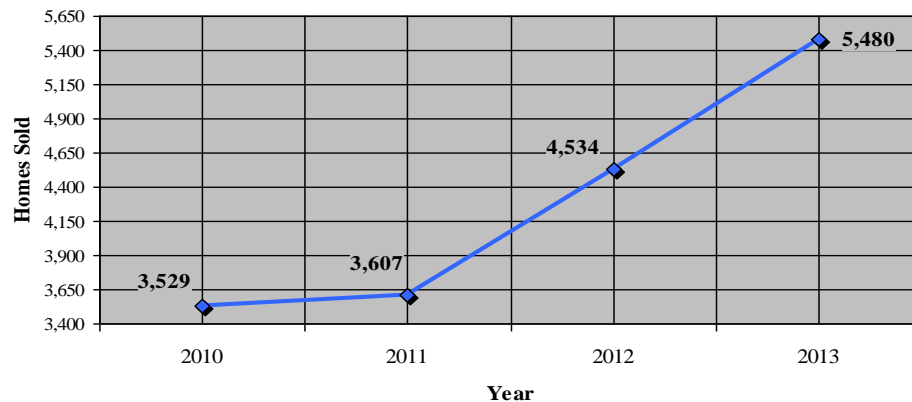
Market	Projects Surveyed	Total Units	Vacant Units	Vacancy Rate
City of Asheville	80	9,232	82	0.9%
Buncombe County*	113	12,069	99	0.8%

	Median Market-rate Rents by Bedroom Type			
	Studio	One-Bedroom	Two-Bedroom	Three-Bedroom +
City of Asheville	\$720	\$836	\$904	\$1,216
Buncombe County	\$667	\$830	\$916	\$1,021
HUD Fair Market Rents	\$510	\$723	\$857	\$1,100
City Affordable Rents	\$725	\$819	\$914	\$1,003

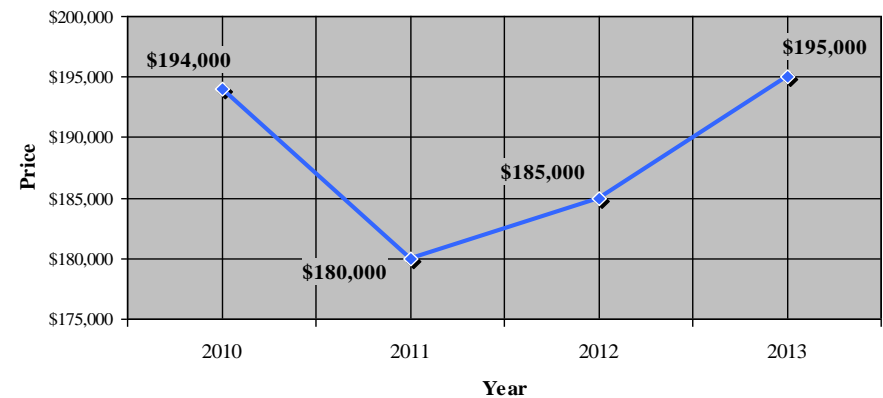
Region				
Owner For-Sale Housing by Year Sold				
Year	Units Sold		Median Price Sold	
	Number	Change	Price	Change
2010	3,529	-	\$194,000	-
2011	3,607	2.2%	\$180,000	-7.2%
2012	4,534	25.7%	\$185,000	2.8%
2013	5,480	20.9%	\$195,000	5.4%
2014*	5,180	-5.5%	\$202,950	4.1%

Source: Multiple Listing Service and Bowen National Research, LLC

Region Annual Home Sales (2010-2013)



Region Annual Median Sales Price (2010-2013)



	Available Owner For-Sale Housing Units by List Price (Percent)					
		\$100,000 -	\$200,000 —	\$300,000 —	\$400,000 -	
	<\$100,000	\$199,999	\$299,999	\$399,999	\$499,999	\$500,000+
City of Asheville	22 (3.1%)	178 (24.9%)	146 (20.4%)	106 (14.8%)	65 (9.1%)	198 (27.7%)
Buncombe County*	76 (4.4%)	384 (22.2%)	403 (23.2%)	254 (14.6%)	166 (9.6%)	451 (26.0%)

*Buncombe County includes the City of Asheville

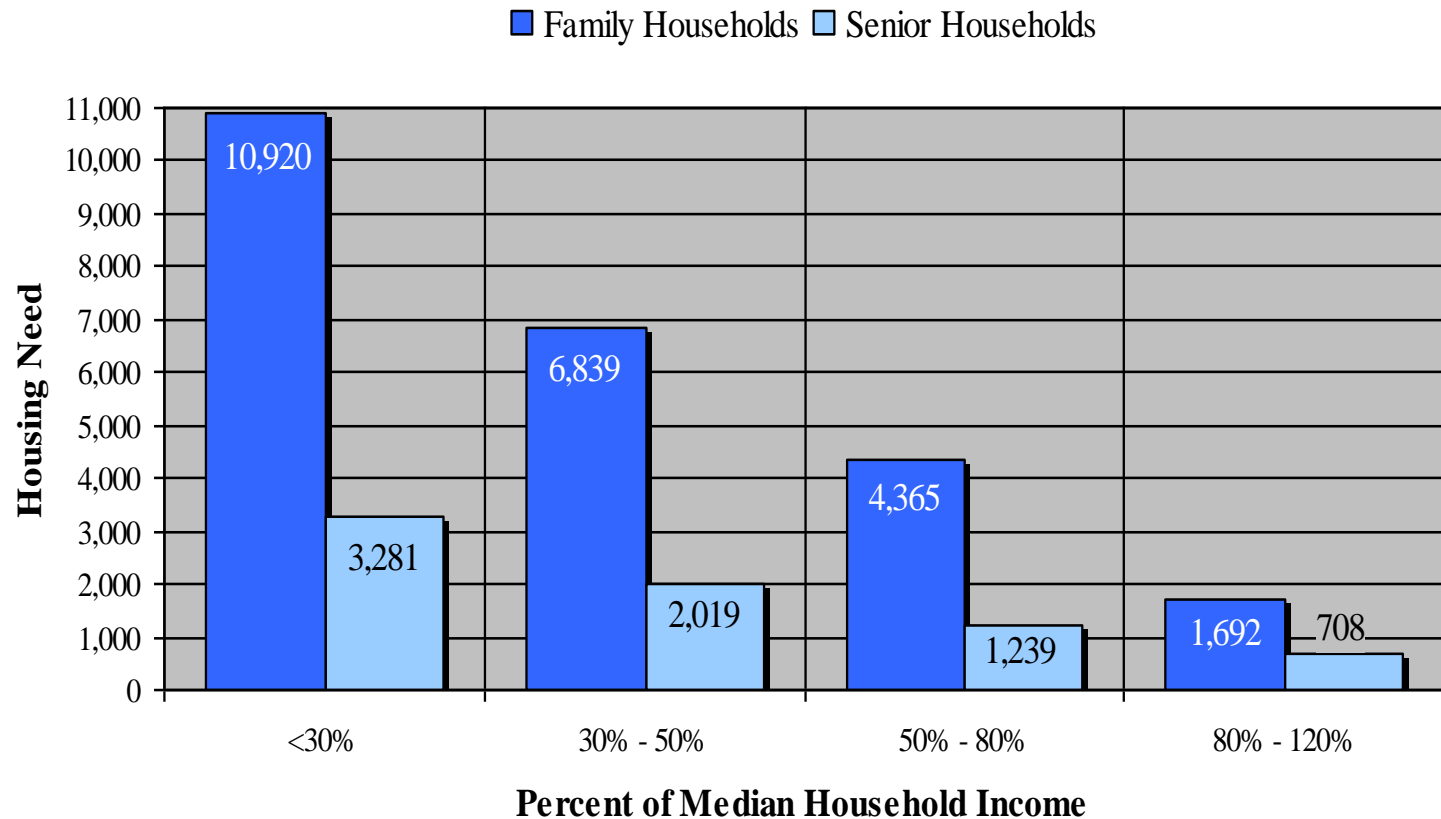
Asheville:

- 200 houses for sale below \$200,000
- 27% of houses available to 67% of market seeking houses

Housing Need and Housing Gap

- **Housing Need** includes “cost-burdened” households
- **Housing gap** does not; and includes “market adjustment”
- Both include household growth and sub-standard housing replacement

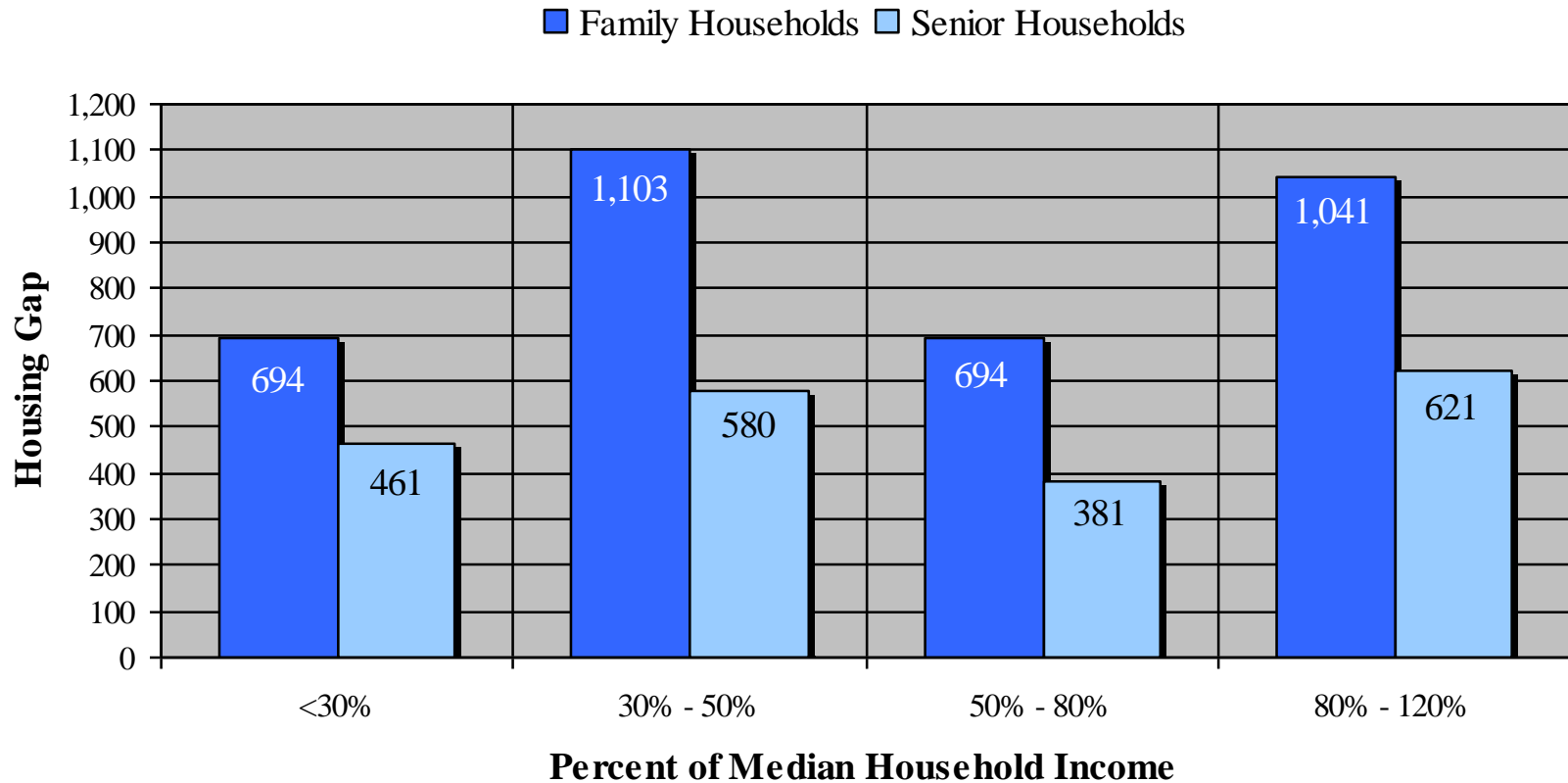
Region Rental Housing Need by Income



31,063 Total Renter Households

74% earn less than 50% of median income

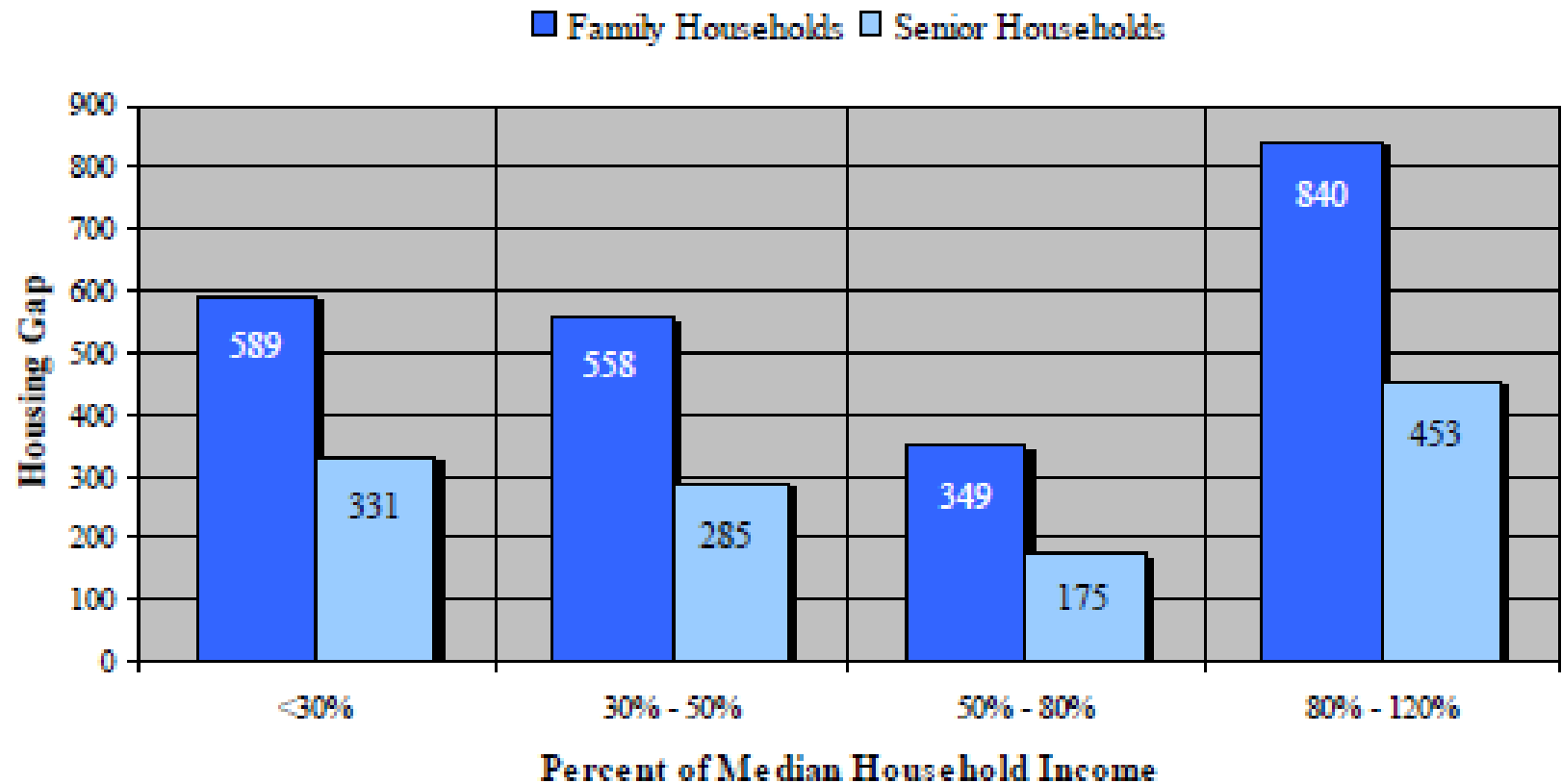
Region Rental Housing Gap by Income



5,575 Total Renter Households

70% earn less than 80% AMI

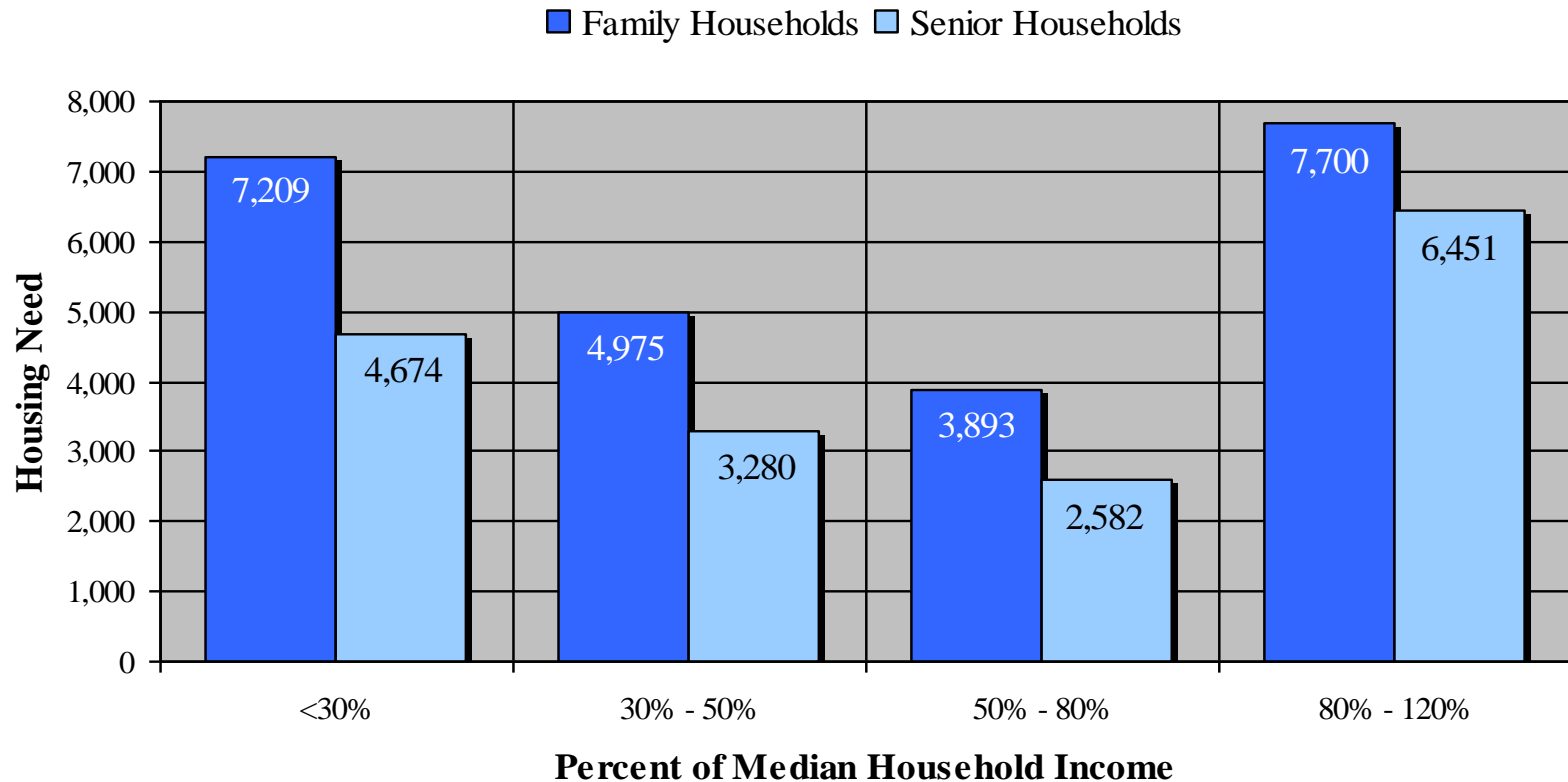
Asheville/Buncombe County Rental Housing Gap by Income



Asheville-Buncombe Rental Gap

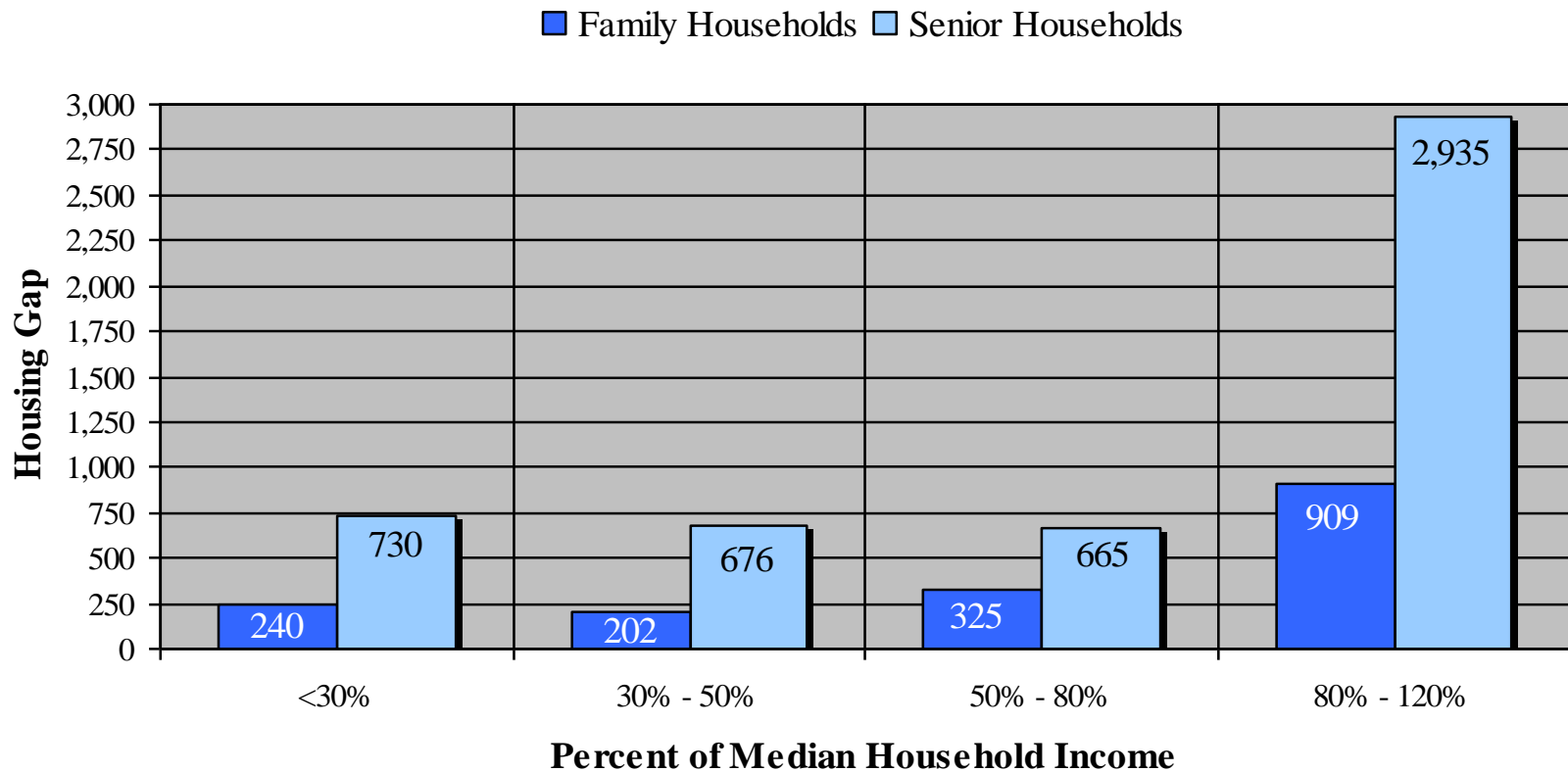
- 3,580 Total Rental Units by 2020
- 2,336 Family
- 1,244 Senior
- 1,496 family less than 80% AMI
- 840 family between 80% - 120% AMI
- 791 senior less than 80% AMI
- 453 senior between 80% - 120% AMI

Region Owner Housing Need by Income



- 40,764 Total Owner Households
- 35% earn between 80% and 120% AMI

Region Owner Housing Gap by Income

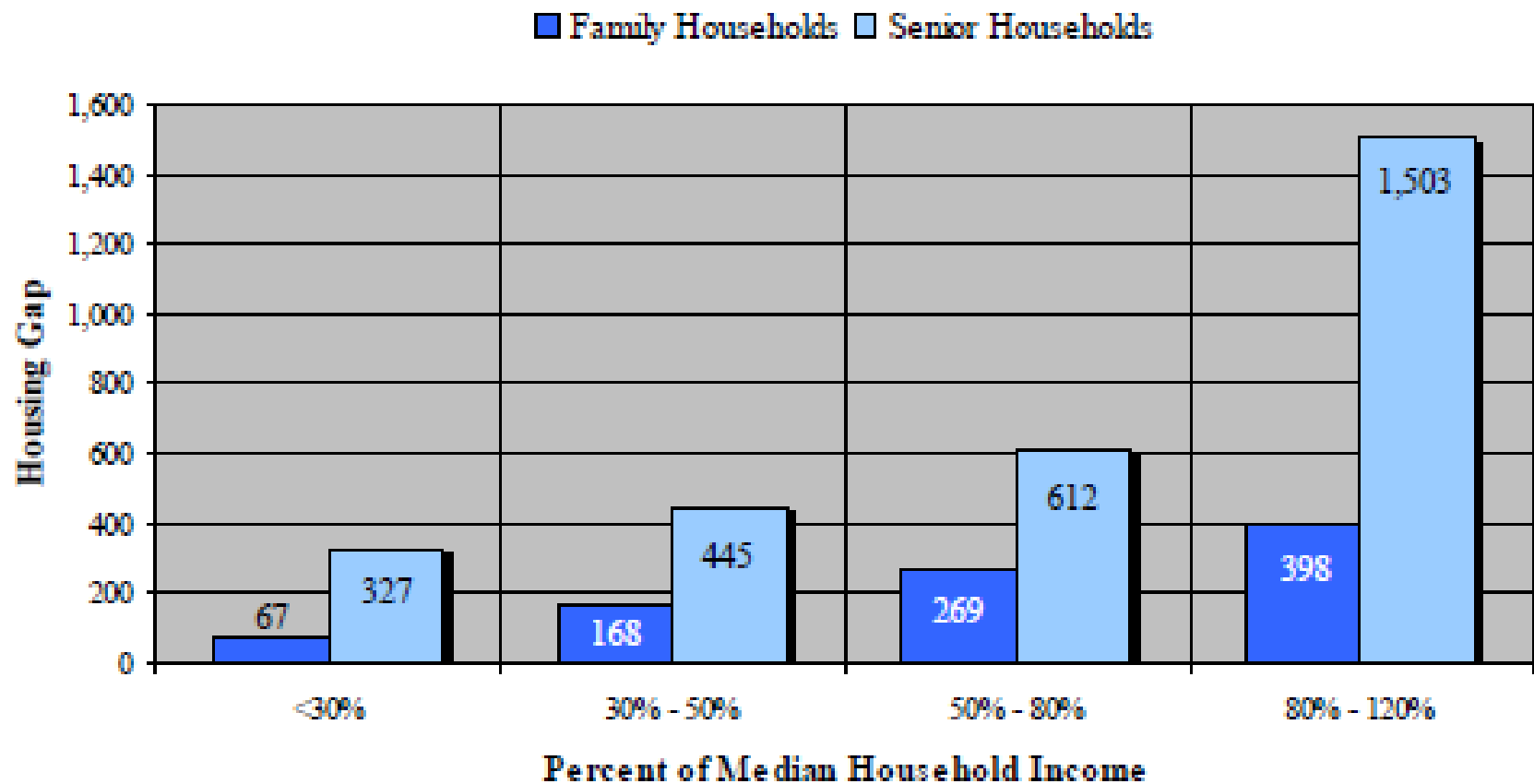


- 6682 Total Owner Households
- 58% are between 80%- 120% AMI

Asheville-Buncombe Ownership Gap

- 3,789 Total Ownership Units
- 902 family
- 2,887 senior
- 437 family less than 80% AMI
- 398 family 80%- 120% AMI
- 1,384 senior less than 80% AMI
- 1,503 senior 80%-120% AMI

Asheville/Buncombe County Owner Housing Gap by Income



Senior Care Housing Need Estimates	
Senior Care Housing Demand Component	Demand Estimates
Elderly Population Age 62 and Older by 2020	121,707
Times Share* of Elderly Population Requiring ADL Assistance	X 7.4%
Equals Elderly Population Requiring ADL Assistance	9,006
Plus External Market Support	1,801
Equals Total Senior Care Support Base	10,808
Less Existing Supply	-6,611
Less Development Pipeline	-203
Potential Senior Care Beds Needed by 2020	3,994

ADL – Activities of Daily Living

*Share of ADL was based on data provided by the U.S. Centers for Disease Control and Prevention's *Summary Health Statistics for U.S. Population National Health Interview Survey 2011*

Assuming a 50% institutionalization rate, the market will likely require approximately 1,997 additional senior care housing beds by 2020

Key Consultant Findings

- Insufficient **Rental Housing (Multifamily) Supply**
- Emerging Need for **Senior Housing** and/or Efforts to **Enable Seniors to Age in Place**
- Insufficient Supply of **For-Sale Housing affordable to moderate-income** (80% to 120% AMHI) households
- Utilization of **Affordable Rental Housing Programs**
- Need for **Home Repair/Maintenance Programs**

More information

- <http://www.ashevillenc.gov/Departments/CommunityDevelopment/PlansReports.aspx>
- Take our community needs survey:
<http://www.surveymonkey.com/s/AshevilleConsortium>
- Individual County and City of Asheville reports to be issued soon